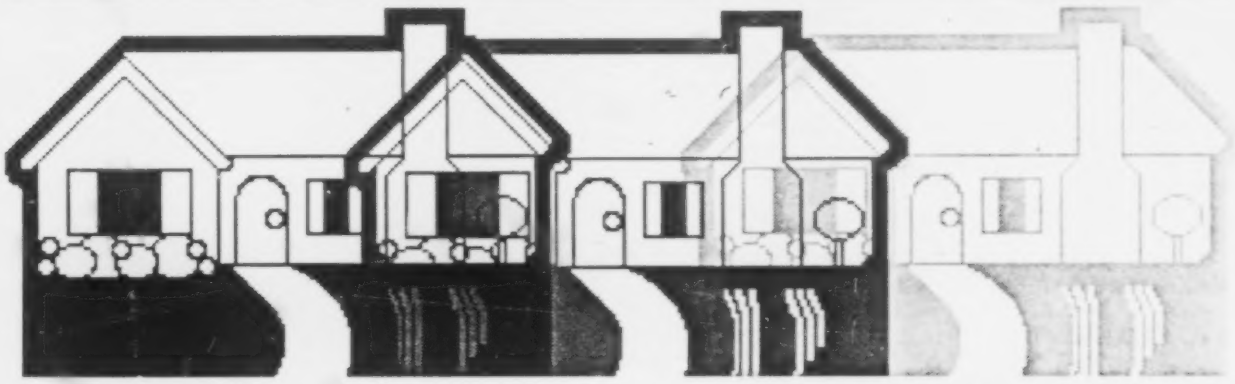
NEW JERSEY

Building Permits



THOMAS H. KEAN, Governor

CHARLES SERRAINO, Commissioner

1988 SUMMARY

STATE OF NEW JERSEY
Department of Labor
Labor Market & Demographic Research
CN 388
Trenton, N.J. 08625-0388

June 1989

NEW JERSEY BUILDING PERMITS

1988 Annual Summary

New Jersey Department of Labor
Office of Policy and Planning
Division of Labor Market & Demographic Research
June 1989

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SECTION I

New Jersey Residential Building Permits

NEW JERSEY BUILDING PERMITS

1988 SUMMARY

Data on dwelling units authorized for construction are tabulated from monthly building permit reports submitted by New Jersey municipal building inspectors. The New Jersey Department of Labor's Division of Labor Market and Demographic Research cooperates with the U.S. Census Bureau in this program.

The data presented in this article summarize residential building permit activity for New Jersey covering the full year 1988. The data represent neither housing starts nor completions in 1988, but rather the number of units authorized in 1988 for construction.

These tabulations are more complete than the sums of the monthly data previously published and regularly included in New Jersey Economic Indicators since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis.

INTRODUCTION

New Jersey's planned residential construction in 1988 dropped for the second year in a row. A total of 40,268 new dwelling units were authorized for construction in 1988 compared to the boom years of 1985 through 1987 when more than 50,000 units were authorized annually.

Although the level of planned dwelling units declined significantly in 1988, it was slightly above the average for the 1980s. The preceding three years reflected extraordinarily high levels of activity due to the strong expansion of the state's economy, the accrued demand from the recession and high interest rate doldrums of the early 1980s, and the demand for housing by a maturing baby boom generation.

However, for the first time since 1980, New Jersey was outperformed by the nation; the state registered a larger over-the-year decline from 1987 to 1988 in dwelling units authorized than the nation (-20.0% vs. -5.4%). Overall, the Northeast Region lagged the United States as a whole with an over-the-year decrease of 15.3 percent. Only the West Region experienced an 1987-to-1988 increase in planned homebuilding at 2.4%.

Single-family units, which comprised a majority of residential units planned in the state, were the largest component of the total decline from 1987 to 1988. As a result, five-or-more family units represented a larger share of the state's total planned homebuilding in 1988 than in 1987, although the number of multi-family units also decreased slightly from 1987.

Six of the state's 21 counties accounted for more than half of all dwelling units authorized for construction. They were Ocean, Bergen, Middlesex, Burlington, Gloucester and Atlantic. Out of these six counties, however, only Bergen County and Gloucester County showed an increase from the previous year.

The purpose of this report is to present tabulations from and an analysis of 1988 building permit data. While the data presented, in most cases, cover several years, the analysis will concentrate on the recent experience.

This report consists of several sections. Following a brief discussion of building permit activity during the 1980s nationwide and in New Jersey, detailed data specific to the state will be presented.

NEW JERSEY VS. THE NATION

In general, building permit activity in New Jersey tends to mirror that of the nation. This is illustrated for the 1980s in Graph 1. Reflecting the back-to-back recessions in the early 1980s, the number of dwelling units authorized for construction dropped in 1980 and again in 1981 both in the nation and in New Jersey. Some seeds of recovery began to develop during 1982. Although the rebound was shaky at first, it picked up steam in the second half of the year, triggered by a decline in interest rates. From 1981 to 1982, both New Jersey and the nation had small increases in authorized dwelling units -- less than 1 percent.

As can be seen from Table 1, by 1983, planned homebuilding was clearly emerging from the doldrums, with authorized residential construction registering strong gains through much of the year. New Jersey began outpacing the nation. The 1982-to-1983 increase in the number of units authorized by building permits issued for the state was 72 percent and the national average was 60 percent.

In the first half of 1984, it appeared that New Jersey was attaining approximately the same level of planned residential building as in 1983. However, mainly due to late reports, the 1984 total number of units authorized by building permits issued in the state (43,300) was the largest since the 52,100 level of 1973. The 1984 total for the United States (1.7 million) was the highest since the 1978 level of 1.8 million.

From 1985 to 1987, planned homebuilding remained very strong, especially in New Jersey. New units authorized topped 50,000 in the state in all three years, setting a record in 1986. Although to a lesser degree in 1986 and 1987, New Jersey surpassed the nation's over-the-year change in total dwelling units authorized for construction in all three years.

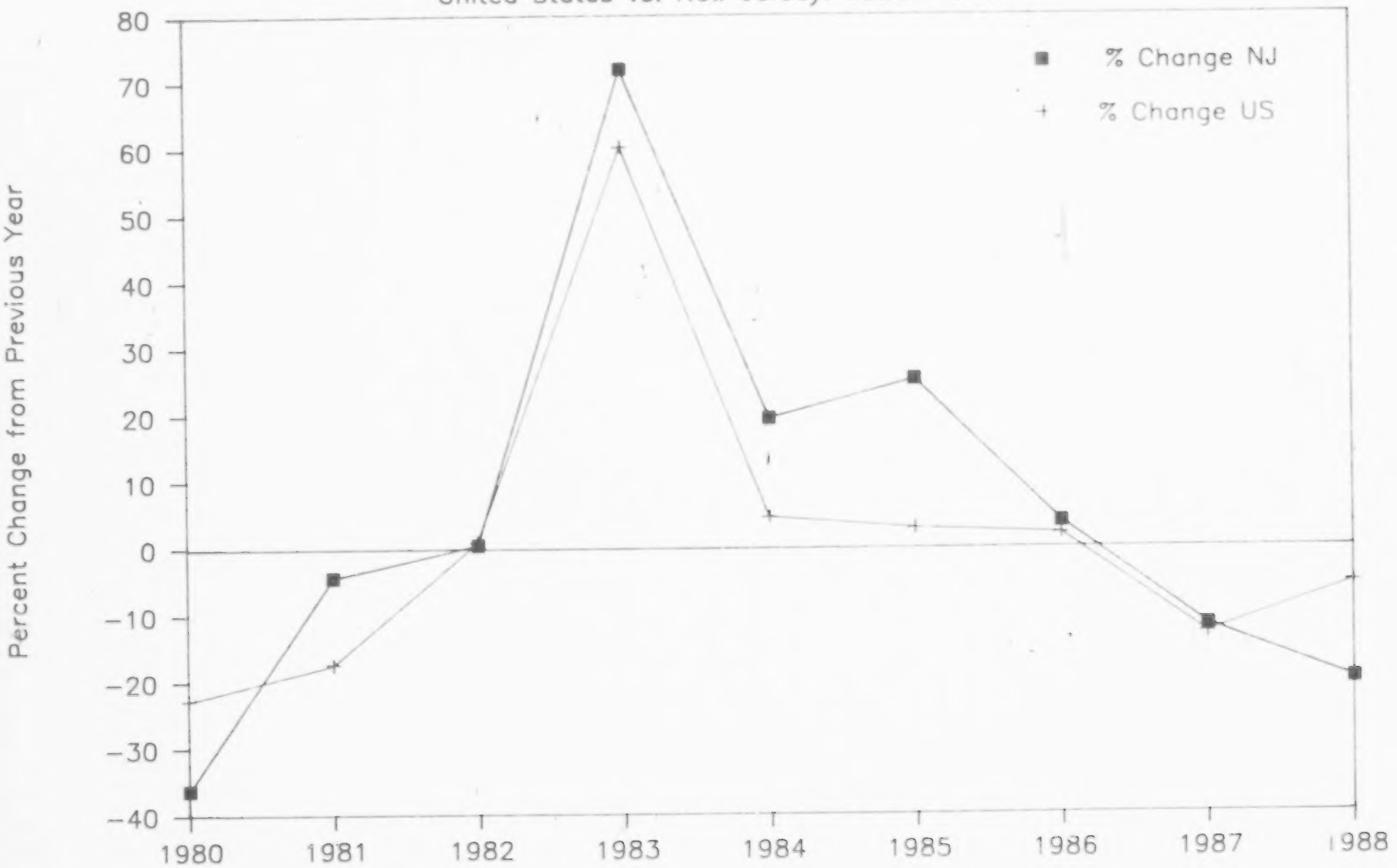
While 1988 was a relatively good year in planned homebuilding both in the U.S. and in the state in comparison to long-run trends, it was not a banner year, especially in comparison to the 1985-to-1987 period. Furthermore, for the first time since 1980, New Jersey was outperformed by the U.S.; the state registered a larger over-the-year decline from 1987 to 1988 in dwelling units authorized than the nation (-20.0% versus -5.4%).

New Jersey followed the trend of the Northeast Region (New England States, New York, New Jersey and Pennsylvania) which exhibited an over-the-year decline in total number of dwelling units authorized of 15.3 percent. The only state in the region to show improvement over last year's total was Vermont which registered a 4.3 percent increase. Nationally, only one region showed improvement over last year's figures -- the West with a 2.4 percent increase. Most of the gain in the West occurred in Nevada (88.2%). Other states which authorized substantially more new dwelling units in 1988 than in 1987 included Wyoming (22.5%), Hawaii (22.2%), Washington (17.5%), Iowa (17.4%), Nebraska (17.1%), Oregon (15.5%) and Mississippi (11.5%). Of the nation's 50 states a total of only 16 had higher levels of planned homebuilding in 1988 than in 1987.

GRAPH 1

CHANGE IN DWELLING UNITS AUTHORIZED

United States vs. New Jersey: 1980–1988



Final figures for 1988 show that the South had 543,544 housing units authorized in permit issuing places. (Throughout the nation there are 17,000 such places -- municipalities, counties, townships -- that issue building permits. Reports from these places cover about 96% of all construction.) The West had 415,608 new housing units authorized in 1988; the Midwest had 266,325 and Northeast 230,176.

Table 1
TOTAL DWELLING UNITS AUTHORIZED: 1980 TO 1988
United States & New Jersey

	NEW JERSEY			UNITED STATES (Numbers in Thousands)		
	Total Units Authorized	Change From Previous Year		Total Units Authorized	Change From Previous Year	
		Number	Percent		Number	Percent
1980	22,257	-12,561	-36.2	1,207.2	-354.8	-22.7
1981	21,293	-964	-4.3	997.7	-209.5	-17.4
1982	21,404	111	0.5	1,006.8	9.1	0.9
1983	36,791	15,387	71.9	1,613.3	606.5	60.2
1984	43,925	7,134	19.4	1,686.4	73.1	4.5
1985	55,015	11,090	25.2	1,735.2	48.8	2.9
1986	57,074	2,059	3.7	1,769.4	34.2	2.0
1987	50,325	-6,749	-11.8	1,539.0	-230.4	-13.0
1988	40,268	-10,057	-20.0	1,455.6	-83.4	-5.4

Sources: Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summary, 1980 through 1986; Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor, New Jersey Building Permits Annual Summary, 1987 and 1988; and, Bureau of the Census, U.S. Department of Commerce, 17,000 Place Series for Privately Owned Residential Construction and Public Housing.

The level of planned homebuilding in 1988, although lower than 1987's, was higher than the decade's average. Thus, the slowdown occurred, in part, simply because production could not be maintained at the high levels of 1985 through 1987. Additionally, at least some of the baby boomers' demand for housing has been met. Also contributing to this decrease was an overall rise in mortgage rates in 1988. And in New Jersey, although housing prices have recently stabilized or declined slightly, costs are still higher than in the nation and may price many would-be-owners out of the market.

SINGLE-FAMILY VS. MULTI-FAMILY UNITS

The American dream of homeownership and federal tax laws have affected the types of housing units being planned for construction. From 1974 through 1986 there was a considerable drop in the ratio of five-or-more family units to single-family units. In 1973 this ratio was approximately 1:1. By 1986 almost three-fourths of all planned homebuilding consisted of single-family units. In 1987, although single-family units comprised a lower percentage of New Jersey's total construction than they did in 1986, over 70 percent of all planned homebuilding was for single-family units. In 1988 this trend held with single-family units accounting for 69 percent of all residential construction.

Table 2
TOTAL DWELLING UNITS AUTHORIZED BY TYPE: 1987 & 1988
New Jersey

	1987		1988		Change 1987 to 1988	
	Number	%	Number	%	Number	%
Total Units Authorized	50,325	100.0	40,268	100.0	-10,057	-20.0
Single Family Units	35,873	71.3	27,684	68.8	-8,189	-22.8
2 to 4 Family Units	2,891	5.7	2,146	5.3	-745	-25.8
5 or More Family Units	11,52	22.9	10,438	25.9	-1,090	-9.5

Source: Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor, New Jersey Building Permits, Annual Summary, 1987 and 1988.

As can be seen from Table 2, all types of construction declined in 1988. Although the number of single-family units authorized for construction decreased by almost 23 percent from the 1987 level of nearly 36,000 units, they remained the clear favorite of New Jersey homebuilders. The federal tax law that took affect in 1987 which lessened the allowed levels of depreciation on rental units and maintained homeownership as a tax shelter, may have contributed to the declining number of five-or-more family type units planned in 1988.

RESIDENTIAL CONSTRUCTION COSTS

Expenditures on new housing and additions to existing dwellings dropped from 1987's all-time record of $4.2 billion to just over $3.8 billion in 1988. The 1988 total represented a 12.3 percent decline from the previous year.

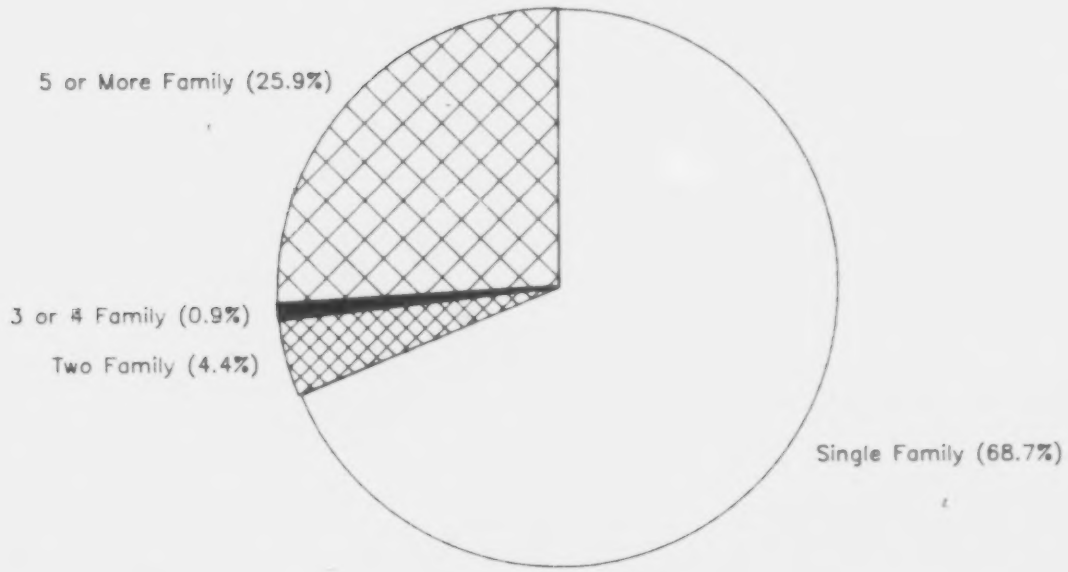
New construction costs alone, estimated at $3 billion in 1988, were down from $3.5 billion in 1987 for a decrease of 16.4 percent. On the other hand, spending on additions and alterations to existing structures was valued at $850 million in 1988 -- a new record. From 1960 to 1973, the estimated total costs for additions and alterations never exceeded 15 percent of total expenditures. However, during the 1974-to-1975 recessionary periods, costs for additions and alterations accounted for approximately 23 percent of total costs. Between the recessions of the mid-1970s and 1980, this percentage dropped as low as 16 percent, but rose to 25 percent in 1980, 1981 and 1982. It was not until 1984 that only 15 percent of all costs were for additions and alterations and in 1985 and 1986 less than 15 percent of all costs were for additions and alterations. In 1987, however, the percentage of all costs that were for additions and alterations rose to 19 percent, while in 1988 this percentage was up to 22 percent.

Estimated average construction costs for single-family and five-or-more family units from 1978 to 1988 are shown in Table 3. The 1988 average cost of construction for a single-family home exceeded all previous years at $84,524 and represented an increase of 5.1 percent from 1987. The average cost of construction for five-or-more family units increased by 3.9 percent from 44,950 in 1987 to 46,686 in 1988.

GRAPH 2

DWELLING UNITS AUTHORIZED BY TYPE

New Jersey: 1988



GRAPH 3

TOTAL CONSTRUCTION COSTS BY TYPE

New Jersey: 1988

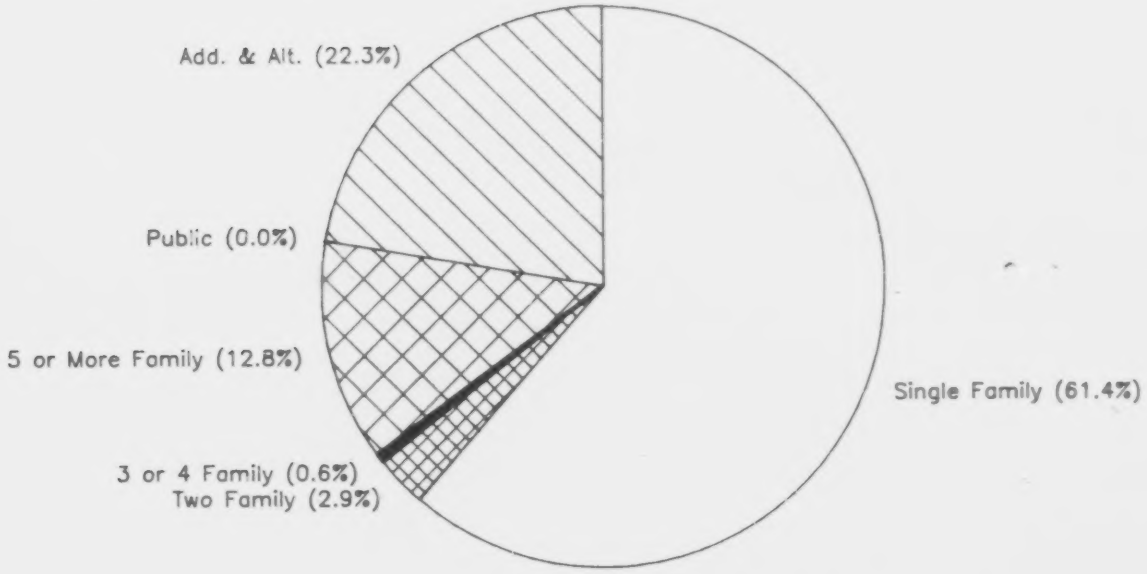


Table 3
ANNUAL AVERAGE CONSTRUCTION COSTS BY TYPE
New Jersey: 1978 to 1988

	Single Family		Five or More Family	
Year	Cost Per Unit	Percent Change	Cost Per Unit	Percent Change
1978	36,300		23,450	
1979	42,350	16.7	25,700	9.6
1980	51,600	21.8	34,600	34.6
1981	54,900	6.4	39,100	13.0
1982	54,000	-1.6	34,400	-12.0
1983	56,800	5.2	37,700	9.6
1984	58,700	3.3	34,400	-8.8
1985	62,600	6.6	44,900	30.5
1986	69,200	10.5	47,100	4.9
1987	80,450	16.3	44,950	-4.6
1988	84,500	5.1	46,700	3.9
10 Year Average		9.0		8.1

Note: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

Source: Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor.

PLANNED HOMEBUILDING BY COUNTY

Table 4 displays the total number of dwelling units authorized by county for 1987 and 1988. As can be seen from the table, the geographic distribution of planned residential construction in 1988 was similar to the pattern in 1987. Six counties accounted for one-half of all dwelling units authorized for construction in 1988. They were Ocean, Bergen, Middlesex, Burlington, Gloucester and Atlantic counties. Ocean County authorized 5,022 dwelling units making it the state's leading homebuilding center in 1988 followed by Bergen which ranked fifth in 1987 and Middlesex which ranked fourth in 1987. Although Ocean County led the state for the third straight year, its total number of dwelling units authorized declined by nearly 2,300. Similarly, a total of 17 of the state's 21 counties showed decreases from their 1987 levels.

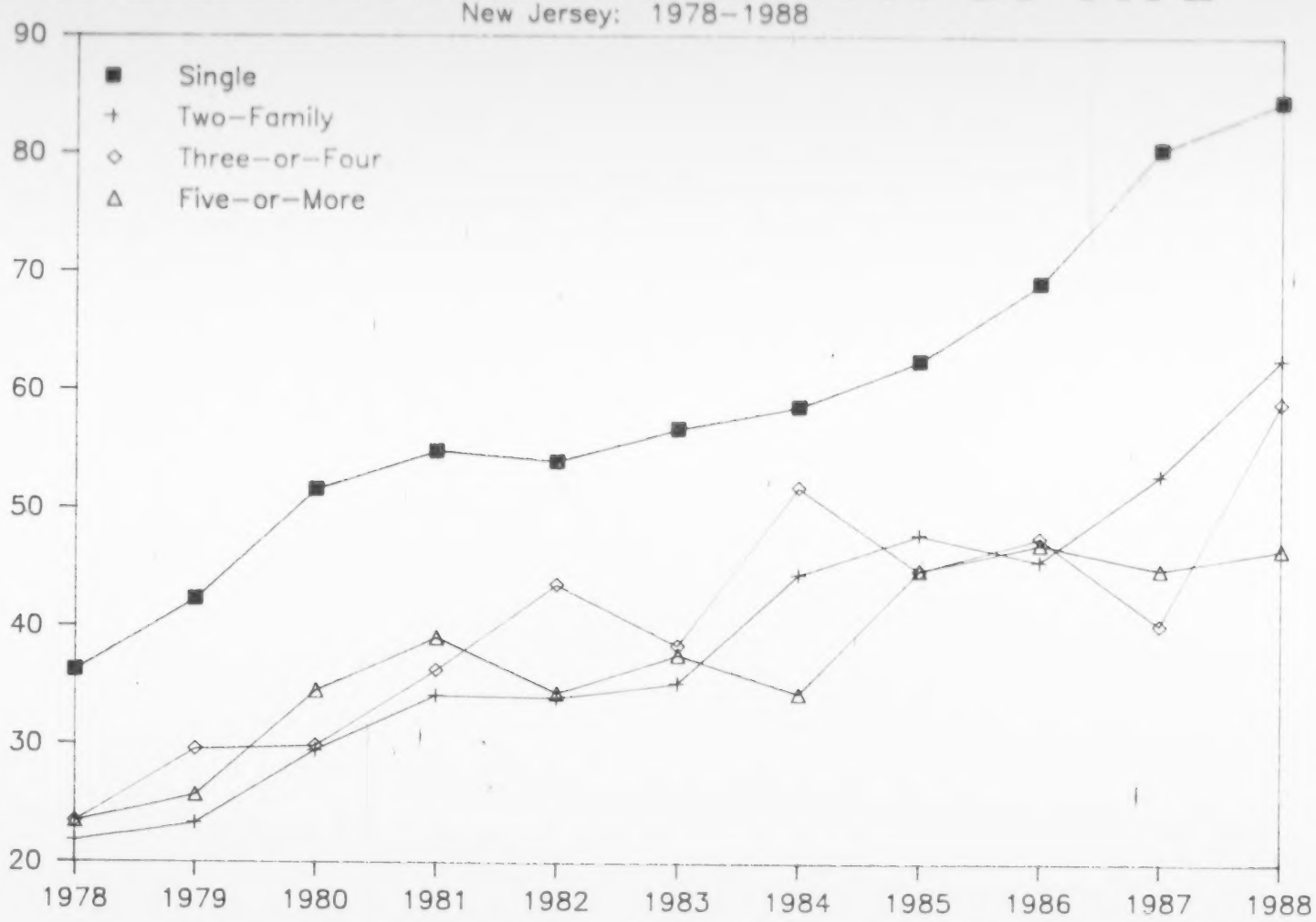
Of those counties showing improvement over the previous year -- Gloucester (19.8%), Essex (12.8%), Bergen (7.4%) and Cumberland (5.0%) -- Gloucester County, which exhibited an over-the-year increase in 1987 of 30 percent, registered the largest over-the-year increase in real numbers and the largest over-the-year percent increase in 1988. This is due primarily to planned development along Route 55.

The counties with the least dwelling units authorized in 1988 tended to be either located in the southwestern part of the state (Salem and Cumberland) or densely populated counties (Union) as they did

GRAPH 4

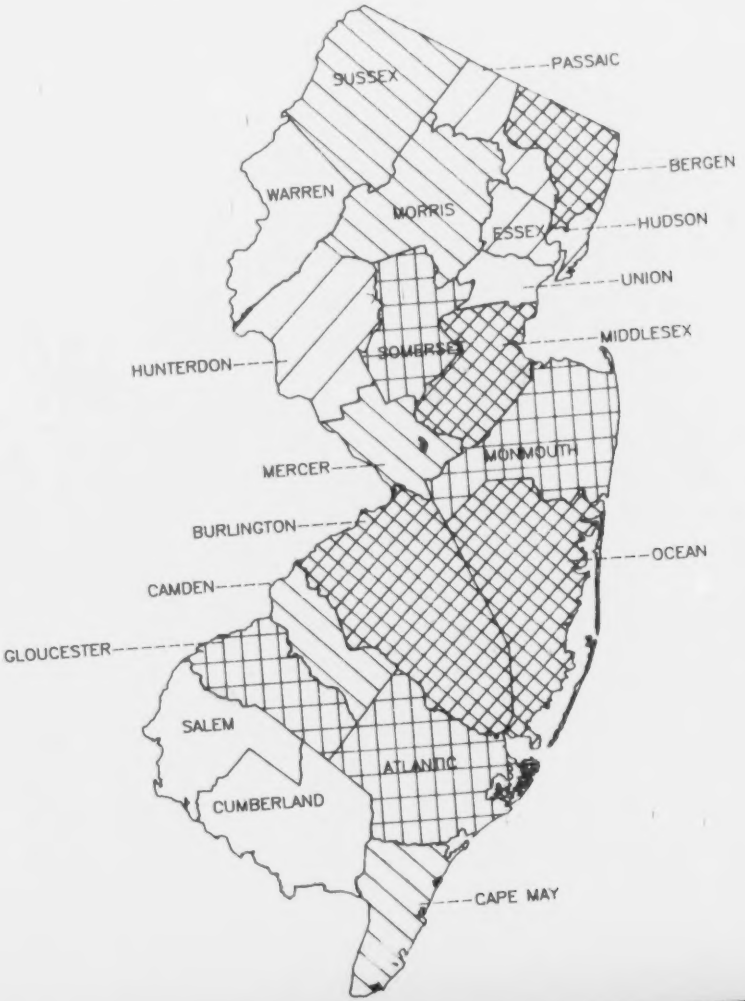
AVERAGE CONSTRUCTION COST BY TYPE

New Jersey: 1978–1988



NEW JERSEY RESIDENTIAL UNITS AUTHORIZED

PERCENT DISTRIBUTION BY COUNTY: 1988



PERCENT

- Less than 1.6
- 1.7 to 2.8
- 2.9 to 4.9
- 5.0 to 7.1
- 7.2 or more

Source: NJ Dept. of Labor
Labor Market & Demo. Research

in 1987. Of these counties only Cumberland experienced an increase in the total number of dwelling units planned from 1987 to 1988.

Table 4
TOTAL DWELLING UNITS AUTHORIZED BY COUNTY: 1987 & 1988
New Jersey

	1987		1988		Change 1987 to 1988	
	Number	Percent	Number	Percent	Number	Percent
NEW JERSEY	50,325	100.0	40,268	100.0	-10,057	-20.0
Atlantic	3,333	6.6	2,737	6.8	-596	-17.9
Bergen	3,574	7.1	3,838	9.5	264	7.4
Burlington	3,944	7.8	3,169	7.9	-775	-19.7
Camden	2,579	5.1	1,987	4.9	-592	-23.0
Cape May	2,072	4.1	1,690	4.2	-382	-18.4
Cumberland	601	1.2	631	1.6	30	5.0
Essex	1,010	2.0	1,139	2.8	129	12.8
Gloucester	2,377	4.7	2,848	7.1	471	19.8
Hudson	1,802	3.6	1,134	2.8	-668	-37.1
Hunterdon	1,492	3.0	701	1.7	-791	-53.0
Mercer	1,742	3.5	1,303	3.2	-439	-25.2
Middlesex	3,914	7.8	3,745	9.3	-169	-4.3
Monmouth	4,247	8.4	2,635	6.5	-1,612	-38.0
Morris	2,463	4.9	1,600	4.0	-863	-35.0
Ocean	7,300	14.5	5,022	12.5	-2,278	-31.2
Passaic	1,229	2.4	1,112	2.8	-117	-9.5
Salem	271	0.5	241	0.6	-30	-11.1
Somerset	3,112	6.2	2,142	5.3	-970	-31.2
Sussex	1,532	3.0	1,368	3.4	-164	-10.7
Union	751	1.5	580	1.4	-171	-22.8
Warren	980	1.9	646	1.6	-334	-34.1

Source: Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor.

COUNTY PLANNED HOMEBUILDING BY TYPE

County building permit activity is further detailed in Table 4 and Graph 2 which show the number of dwelling units authorized by type. As shown, the counties ranking highest in total planned construction tended to be the counties with the most single-family units authorized. However, Bergen and Burlington Counties, which ranked high in 1988 in both total and single-family units, authorized less than the state average of 69 percent in single-family dwellings planned. Approximately 37 percent of Bergen County's planned units were single-family while 67 percent of Burlington County's were single-family. On the other hand, in eight counties, 80 percent or more of all planned residential units in 1988 were single-family dwellings. These counties tended to be suburban-in-nature, e.g. Salem (95.0%), Cumberland (94.3%), Camden (89.5%) and Gloucester (83.3%) in the Southwest; Monmouth (87.0%), and Hunterdon (87.0%)

in the central part of the state; and the traditionally less densely settled areas in the north of Warren (99.0%) and Sussex (84.0%).

A couple of counties had fairly high proportions of two, three, and four-family units. Cape May had the highest proportion at 37 percent, followed by Hudson County at 33 percent. Following the pattern of the last three years, over one-half of the total 634 units of this type in Cape May County were authorized in Ocean City and about one-third were authorized in Sea Isle City. In Hudson County, nearly one-half of these units were planned in Jersey City.

Table 5
DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY: 1988
New Jersey

	Type of Unit				
	Total	Single Family	Two Family	Three or Four Family	Five or More Family
NEW JERSEY	40,268	27,684	1,770	376	10,438
Atlantic	2,737	1,623	102	77	935
Bergen	3,838	1,429	248	41	2,120
Burlington	3,169	2,119	4	11	1,035
Camden	1,987	1,778	32	7	170
Cape May	1,690	871	590	44	185
Cumberland	631	595	36	0	0
Essex	1,139	414	32	56	637
Gloucester	2,848	2,372	34	0	442
Hudson	1,134	74	362	17	681
Hunterdon	701	610	0	8	83
Mercer	1,303	952	0	0	351
Middlesex	3,745	2,615	40	40	1,050
Monmouth	2,635	2,292	22	40	281
Morris	1,600	1,267	24	15	294
Ocean	5,022	3,843	30	12	1,137
Passaic	1,112	485	46	8	573
Salem	241	229	0	0	12
Somerset	2,142	1,994	64	0	84
Sussex	1,368	1,137	20	0	211
Union	580	347	84	0	149
Warren	646	638	0	0	8

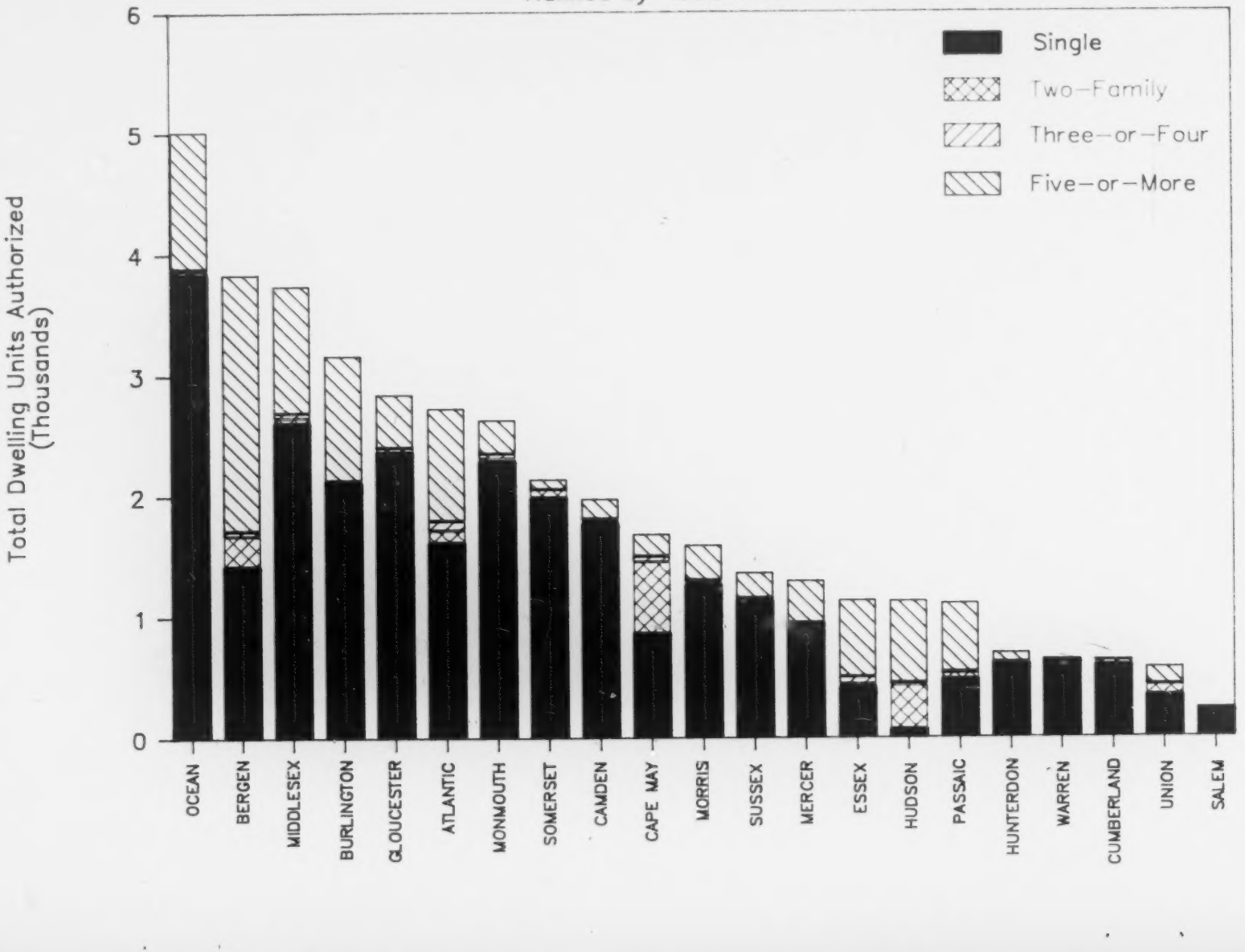
Source: Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor.

Four counties -- Bergen, Burlington, Middlesex and Ocean -- authorized at least 1,000 five-or-more family units each in 1988. In these counties, the municipalities with the largest number of five-or-more family units ranked in the top 25 municipalities in the state in planned residential construction.

GRAPH 5

DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY: 1988

Ranked by 1988 Total



TOP MUNICIPALITIES

The top 25 municipalities in planned homebuilding in 1988 are listed in Table 6. Not surprisingly, 18 of these are in the six highest ranking counties in planned homebuilding in the state. Six of the top 25 municipalities were in Ocean County, the highest ranking county in the state. No municipalities authorized in excess of 1,000 dwelling units, with Mahwah Township (Bergen) being the closest at 958; in 1987, four municipalities planned at least 1,000 units. Of the ten highest ranking municipalities in 1987, nine were in the top 25 in 1988 -- Washington, Lakewood, Berkeley, Mount Laurel, Jersey City, Galloway, Evesham, Dover and Mahwah. In 1988, only one municipality -- Franklin Township (Somerset) -- planned over 600 single-family units. Hackensack City (Bergen) led the state in authorizations of five-or-more family units at 710.

Table 6
DWELLING UNITS AUTHORIZED BY TYPE BY MUNICIPALITY: 1988
Top 25 Municipalities

			Type of Unit			
Rank	(County)	Total	Single Family	Two Family	3 or 4 Family	5 or More Family
1 Mahwah Twp.	(Bergen)	958	96	0	0	862
2 Washington Twp.	(Gloucester)	925	589	0	0	336
3 Manchester Twp.	(Ocean)	780	400	0	0	380
4 Hackensack City	(Bergen)	736	18	4	4	710
5 Galloway Twp.	(Atlantic)	718	369	8	0	341
6 Mount Laurel Twp.	(Burlington)	706	218	0	0	488
7 Evesham Twp.	(Burlington)	699	414	0	11	274
8 North Brunswick Twp.	(Middlesex)	689	303	4	0	382
9 Winslow Twp.	(Camden)	681	543	0	0	138
10 Franklin Twp.	(Somerset)	645	637	8	0	0
11 Edgewater Borough	(Bergen)	626	522	2	0	102
12 Dover Twp.	(Ocean)	579	483	4	0	92
13 Berkeley Twp.	(Ocean)	578	474	0	0	104
14 Jackson Twp.	(Ocean)	568	483	0	0	85
15 South Brunswick Twp.	(Middlesex)	515	503	0	0	12
16 Brick Twp.	(Ocean)	507	507	0	0	0
17 New Brunswick City	(Middlesex)	507	247	0	0	260
18 Lakewood Twp.	(Ocean)	492	171	20	8	293
19 Hamilton Twp.	(Atlantic)	487	487	0	0	0
20 Monroe Twp.	(Middlesex)	433	377	16	40	0
21 Lower Twp.	(Cape May)	395	226	6	4	159
22 Jersey City	(Hudson)	392	38	142	8	204
23 Paterson City	(Passaic)	386	23	20	0	343
24 Vernon Twp.	(Sussex)	374	318	2	0	54
25 North Bergen Twp.	(Hudson)	363	12	54	0	297

Source: Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor.

DEMOLITIONS

Approximately 12 percent fewer dwelling units were authorized for demolition in 1988 than in 1987. In 1988, 2,596 units were planned to be demolished and 1,550 of these were single-family homes. Less than half the amount of five-or-more family units were planned for demolition in 1988 (250) than in 1987 (736). Unlike 1987, the five-or-more unit demolitions in 1988 were spread throughout many different municipalities -- the largest number of planned single-family demolitions were in Wildwood City (97); in 1987, over 80% of the five-or-more family units planned to be demolished were in Newark. These data are shown in Table 7.

Table 7
DWELLING UNITS AUTHORIZED FOR DEMOLITION
New Jersey: 1987 & 1988

Type of Dwelling	Number of Units		Change: 1987-1988	
	1987	1988	Number	Percent
Single-Family	1,577	1,550	-35	-2.2
Two-Family	421	511	90	21.4
Three-or-Four Family	130	285	158	124.4
Five or More Family	736	250	-486	-66.0
Total	2,864	2,596	-275	-9.6

Source: Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor.

Total planned residential demolitions for New Jersey's 21 counties are shown in Table 13, while these data for municipalities are provided in Table 14. Essex County ranked first in 1988 demolitions as it did for the previous three years -- 442, 675, 674 and 830 respectively. Within Essex County 76 percent of all demolitions were in Newark. Cape May County ranked second with 407 planned demolitions of which 156 were in Ocean City and 124 were in Wildwood City. Ranking third was Bergen County at 317 dwelling units authorized for demolition with 45 in Hackensack and 36 in Fort Lee.

SECTION II

Dwelling Units Authorized by Building Permits

Statistical Section

TABLE 8
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY: 1960–1988

Year	Municipalities Reported	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
			Private						New Buildings		Additions & Alterations
		Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	($000's)
1960	567	41,166	30,690	2,570	599	6,244	1,063	558,591	497,534		61,057
1961	567	46,963	29,555	2,784	733	10,525	3,366	622,482	553,029		69,453
1962	567	46,655	29,025	2,638	790	13,708	494	618,663	549,825		68,838
1963	567	54,488	28,685	3,036	891	21,191	685	681,597	608,860		72,937
1964	567	68,078	27,673	2,889	1,014	35,284	1,218	778,540	704,809		73,731
1965	567	64,933	30,675	3,684	822	28,040	1,712	804,151	727,586		76,565
1966	567	50,163	23,868	2,830	1,883	19,258	2,324	665,653	588,874		76,779
1967	563	46,958	24,380	2,338	1,092	17,412	1,736	652,963	572,646		80,317
1968	563	43,661	23,781	2,586	705	14,040	2,549	680,816	597,980		82,836
1969	559	37,887	21,030	2,814	787	12,854	402	661,820	562,616		99,204
1970	561	40,143	20,320	2,102	713	16,789	722	702,116	599,034		103,082
1971	559	58,360	29,551	2,912	1,098	24,589	1,017	990,471	876,144		114,327
1972	561	64,979	29,682	3,648	1,383	30,309	597	1,200,400	1,051,068	11,362	137,970
1973	560	52,743	28,111	2,322	1,138	20,376	458	1,187,837	1,023,498	7,008	157,331
1974	557	26,171	15,102	1,344	336	8,695	509	764,704	576,942	11,349	176,413
1975	553	23,313	15,910	1,220	502	5,523	250	751,581	599,962	4,139	177,480
1976	562	31,355	20,476	1,974	521	8,644	838	1,033,733	811,850	20,582	201,300
1977	561	34,920	23,422	1,808	459	8,220	711	1,206,053	981,888	17,043	207,122
1978	560	38,756	27,710	2,142	617	7,583	1,044	1,503,974	1,235,273	27,557	241,143
1979	564	34,868	22,891	1,906	618	8,845	780	1,575,051	1,250,796	23,557	300,698
1980	564	22,257	14,663	1,594	316	5,137	547	1,354,770	989,194	20,890	344,686
1981	563	21,293	12,479	1,380	383	6,528	523	1,367,786	998,421	23,710	345,656
1982	564	21,404	13,390	916	339	6,556	203	1,322,698	994,463	9,231	319,004
1983	562	36,791	23,674	1,404	685	10,529	499	2,257,908	1,816,362	21,293	420,253
1984	564	43,925	30,401	1,622	501	10,937	464	2,678,872	2,258,424	15,982	404,466
1985	564	55,015	37,475	1,954	1,070	14,026	490	3,659,843	3,119,489	19,697	520,657
1986	565	57,074	42,253	2,360	529	11,680	252	4,243,707	3,608,121	10,083	625,503
1987	567	50,325	35,873	2,174	717	11,528	33	4,347,784	3,540,508	2,105	805,172
1988	567	40,268	27,684	1,770	376	10,438	0	3,811,599	2,960,748	---	850,851

NOTES: 1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.

TABLE 9
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY: 1972-1988

Year	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000's)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's
1972	64,979	29,682	3,648	1,383	30,309	597	1,062,430	651,422	45,339	16,746	337,541	11,362
1973	52,743	28,111	2,322	1,138	20,376	458	1,030,506	674,822	34,436	13,833	300,407	7,008
1974	26,171	15,102	1,344	336	8,695	509	588,291	411,507	22,442	4,884	138,108	11,349
1975	23,313	15,910	1,220	502	5,523	250	574,101	456,272	25,206	7,684	80,799	4,139
1976	31,355	20,476	1,974	521	8,644	838	832,433	633,690	37,180	9,186	131,795	20,582
1977	34,920	23,422	1,808	459	8,220	711	998,931	777,928	36,317	9,537	158,105	17,043
1978	38,756	27,710	2,142	617	7,583	1,044	1,262,831	1,004,309	46,640	9,645	4,679	27,557
1979	34,868	22,891	1,906	618	8,845	780	1,274,353	963,843	44,472	18,303	224,179	23,557
1980	22,257	14,663	1,594	316	5,137	547	1,010,084	756,800	47,017	9,459	175,918	20,890
1981	21,293	12,479	1,380	383	6,528	523	1,022,130	685,303	47,173	13,931	252,014	23,710
1982	21,404	13,390	916	339	6,556	203	1,003,694	724,321	30,828	14,799	224,515	9,231
1983	36,791	23,674	1,404	685	10,529	499	1,837,655	1,345,324	49,599	26,352	395,087	21,293
1984	43,925	30,401	1,622	501	10,937	464	2,274,406	1,784,317	72,218	25,990	375,899	15,982
1985	55,015	37,475	1,954	1,070	14,026	490	3,139,186	2,345,945	93,609	47,899	632,036	19,697
1986	57,074	42,253	2,360	529	11,680	252	3,618,204	2,922,848	107,109	25,708	552,456	10,083
1987	50,325	35,873	2,174	717	11,528	33	3,549,963	2,886,563	114,952	28,861	517,482	2,105
1988	40,268	27,684	1,770	376	10,438	0	2,960,757	2,339,963	111,164	22,220	487,312	---

NOTES: 1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.
3. Excludes cost of additions and alterations; total cost of residential construction is less than in table 10.

TABLE 10
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS BY MONTH
NEW JERSEY: 1988

Month	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		Additions & Alterations ($000's)
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	
January	1,776	1,307	116	3	350	0	167,405	128,634	---	38,771
February	1,740	1,242	102	22	374	0	162,599	123,668	---	38,931
March	3,555	2,532	214	25	784	0	315,499	240,909	---	74,590
April	2,993	2,176	108	29	680	0	273,759	213,750	---	60,009
May	3,323	2,138	166	39	980	0	330,896	266,150	---	64,746
June	3,186	1,998	128	44	1,016	0	306,236	221,841	---	84,395
July	2,833	2,195	82	18	538	0	256,298	197,985	---	58,313
August	2,920	1,964	158	63	735	0	300,726	237,903	---	62,823
September	2,522	1,893	96	30	503	0	247,386	185,891	---	61,495
October	2,870	2,120	70	37	643	0	283,295	214,817	---	68,478
November	2,298	1,642	88	14	554	0	228,993	170,041	---	58,952
December	1,847	1,271	90	8	478	0	190,223	143,836	---	46,387
Sub-Total	31,865	22,478	1,418	332	7,635	0	3,063,315	2,345,425	---	717,890
Undistributed*	8,403	5,206	352	44	2,803	0	748,284	615,323	---	132,961
Total	40,268	27,684	1,770	376	10,438	0	3,811,599	2,960,748	---	850,851

NOTE: * Information received too late for tabulation on a monthly basis.

TABLE 11

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS

NEW JERSEY COUNTIES: 1988

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		Additions &
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	Alterations ($000's)
NEW JERSEY	40,268	27,684	1,770	376	10,438	0	3,811,599	2,960,748	---	850,851
ATLANTIC	2,737	1,623	102	77	935	0	183,472	163,282	---	20,190
BERGEN	3,838	1,429	248	41	2,120	0	442,508	285,089	---	157,419
BURLINGTON	3,169	2,119	4	11	1,035	0	217,340	194,914	---	22,485
CAMDEN	1,987	1,778	32	7	170	0	152,989	12,667	---	26,322
CAPE MAY	1,690	871	590	44	185	0	150,645	124,194	---	26,451
CUMBERLAND	631	595	36	0	0	0	44,749	39,582	---	5,167
ESSEX	1,139	414	32	56	637	0	177,831	112,789	---	65,042
GLOUCESTER	2,848	2,372	34	0	442	0	180,511	161,023	---	19,488
HUDSON	1,134	74	362	17	681	0	101,764	63,282	---	38,482
HUNTERDON	701	610	0	8	83	0	110,944	92,676	---	18,268
MERCER	1,303	952	0	0	351	0	145,248	118,293	---	26,955
MIDDLESEX	3,745	2,615	40	40	1,050	0	288,137	245,021	---	43,116
MONMOUTH	2,635	2,292	22	40	281	0	335,493	254,391	---	81,102
MORRIS	1,600	1,267	24	15	294	0	253,604	181,811	---	71,793
OCEAN	5,022	3,843	30	12	1,137	0	394,055	323,753	---	70,302
PASSAIC	1,112	485	46	8	573	0	120,903	81,837	---	39,066
SALEM	241	229	0	0	12	0	23,033	18,509	---	4,524
SOMERSET	2,142	1,994	64	0	84	0	185,820	151,944	---	33,876
SUSSEX	1,368	1,137	20	0	211	0	138,788	119,299	---	19,489
UNION	580	347	84	0	149	0	98,788	45,027	---	53,761
WARREN	646	638	0	0	8	0	64,918	57,364	---	7,554

NOTE: Public housing includes single, two, 3 or 4, and 5 or more family type units.
County cost of construction figures may not add to state totals due to rounding.
Totals may not add due to rounding

TABLE 12
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY COUNTIES: 1988

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000,s)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's)
NEW JERSEY	40,268	27,684	1,770	376	10,438	0	2,960,757	2,339,963	111,164	22,220	487,312	---
ATLANTIC	2,737	1,623	102	77	935	0	163,282	113,359	9,935	6,024	33,965	---
BERGEN	3,838	1,429	248	41	2,120	0	285,089	152,757	18,163	3,444	110,726	---
BURLINGTON	3,169	2,119	4	11	1,035	0	194,914	166,176	97	506	28,135	---
CAMDEN	1,987	1,778	32	7	170	0	126,666	119,996	3,623	522	2,525	---
CAPE MAY	1,690	871	590	44	185	0	124,194	71,260	41,570	3,140	8,223	---
CUMBERLAND	631	595	36	0	0	0	39,382	37,765	1,817	---	---	---
ESSEX	1,139	414	32	56	637	0	112,699	69,812	1,824	1,520	39,635	---
GLOUCESTER	2,848	2,372	34	0	442	0	161,023	146,573	1,669	---	12,691	---
HUDSON	1,134	74	362	17	681	0	63,282	4,029	16,256	724	42,272	---
HUNTERDON	701	610	0	8	83	0	92,676	87,802	---	610	4,264	---
MERCER	1,303	952	0	0	351	0	118,293	95,173	---	---	22,580	---
MIDDLESEX	3,745	2,615	40	40	1,050	0	245,021	188,378	1,811	2,647	52,185	---
MONMOUTH	2,635	2,292	22	40	281	0	254,391	225,750	1,991	1,944	24,706	---
MORRIS	1,600	1,267	24	15	294	0	181,811	161,955	2,063	38	17,755	---
OCEAN	5,022	3,843	30	12	1,137	0	323,753	286,606	1,326	709	35,112	---
PASSAIC	1,112	485	46	8	573	0	81,837	45,002	2,362	392	34,081	---
SALEM	241	229	0	0	12	0	18,509	18,259	---	---	250	---
SOMERSET	2,142	1,994	64	0	84	0	151,944	145,143	2,106	---	4,696	---
SUSSEX	1,368	1,137	20	0	211	0	119,299	109,092	1,013	---	9,195	---
UNION	580	347	84	0	149	0	45,027	37,297	3,538	---	4,192	---
WARREN	646	638	0	0	8	0	57,364	57,239	---	---	125	---

NOTES: 1. Public housing includes single, two, 3 or 4, and 5 or more family type units.
2. Excludes cost of additions and alterations; total cost of residential construction is less than in table 13.
3. Cost of construction totals may not add due to rounding.

TABLE 13
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
ATLANTIC	2,737	1,623	102	77	935	95	111
BERGEN	3,838	1,429	248	41	2,120	388	317
BURLINGTON	3,169	2,119	4	11	1,035	42	57
CAMDEN	1,987	1,778	32	7	170	55	127
CAPE MAY	1,690	871	590	44	185	434	407
CUMBERLAND	631	595	36	0	0	37	13
ESSEX	1,139	414	32	56	637	675	442
GLOUCESTER	2,848	2,372	34	0	442	31	61
HUDSON	1,134	74	362	17	681	138	107
HUNTERDON	701	610	0	8	83	9	13
MERCER	1,303	952	0	0	351	62	18
MIDDLESEX	3,745	2,615	40	40	1,050	47	81
MONMOUTH	2,635	2,292	22	40	281	184	269
MORRIS	1,600	1,267	24	15	294	73	82
OCEAN	5,022	3,843	30	12	1,137	296	225
PASSAIC	1,112	485	46	8	573	114	79
SALEM	241	229	0	0	12	15	14
SOMERSET	2,142	1,994	64	0	84	40	50
SUSSEX	1,368	1,137	20	0	211	27	20
UNION	580	347	84	0	149	94	101
WARREN	646	638	0	0	8	8	2
NEW JERSEY	40,268	27,684	1,770	376	10,438	2,864	2,596

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
ATLANTIC COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
Absecon City	42	42				3	1
Atlantic City	3	3				11	0
Brigantine City	551	122	88	74	267	37	36
Buena Boro	18	18				1	0
Buena Vista Twp.	25	23	2			1	0
Corbin City	1	1				0	2
Egg Harbor Twp.	312	188			124	8	8
Egg Harbor City	4	4				2	1
Estell Manor City	26	26				0	2
Folsom Boro	3	3				0	0
Galloway Twp.	718	369	8		341	0	0
Hamilton Twp.	487	487				0	5
Hammonton	42	42				3	5
Linwood City	61	48	4		9	0	0
Longport Boro	14	14				8	9
Margate City	75	60		3	12	7	9
Mullica Twp.	37	37				0	0
Northfield City	116	26			90	5	1
Pleasantville City	112	20			92	14	4
Port Republic City	10	10				1	0
Somers Point City	24	24				2	3
Ventnor City	39	39				4	25
Weymouth Twp.	17	17				0	0
Total	2,737	1,623	102	77	935	106	111

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BERGEN COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
Allendale Boro	7	7				2	0
Alpine Boro	12	12				3	3
Bergenfield Boro	15	1			14	2	7
Bogota Boro	1	1				0	0
Carlstadt Boro	10	8	2			3	10
Cliffside Park Boro	53	1	24	23	5	28	26
Closter Boro	19	19				6	8
Cresskili Boro	13	13				1	3
Demarest Boro	12	12				5	4
Dumont Boro	24	24				8	0
East Rutherford Boro	65		10		55	1	2
Edgewater Boro	626	522	2		102	4	3
Elmwood Park Boro	24	2	22			10	5
Emerson Boro	8	8				0	1
Englewood City	21	17		4		5	2
Englewood Cliffs Boro	8	8				3	7
Fair Lawn Boro	38	38				9	5
Fairview Boro	10	2	8			20	13
Fort Lee Boro	247	20	38		189	40	36
Franklin Lakes Boro	37	37				6	11
Garfield City	43	5	16	4	18	14	7
Glen Rock Boro	36	36				2	4
Hackensack City	736	18	4	4	710	49	45
Harrington Park Boro	5	5				2	0
Hasbrouck Heights Boro	5	5				0	1
Haworth Boro	7	7				0	2
Hillsdale Boro	0					5	3
Ho-Ho-Kus Boro	27	27				1	1
Leonia Boro	17	17				0	0
Little Ferry Boro	13	11	2			10	5
Lodi Boro	51	23	14	6	8	17	17
Lyndhurst Twp.	7	3	4			1	2
Mahwah Twp.	958	96			862	22	5
Maywood Boro	2	2				2	0
Midland Park Boro	9	9				2	0
Montvale Boro	5	5				4	1

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

BERGEN COUNTY MUNICIPALITIES: 1988 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
Moonachie Boro	3	3				0	0
New Milford Boro	20	20				1	0
North Arlington Boro	17	3	14			0	6
Northvale Boro	3	3				2	1
Norwood Boro	7	7				1	3
Oakland Boro	9	9				7	3
Old Tappan Boro	10	10				0	0
Oradell Boro	1	1				1	0
Palisades Park Boro	49		44		5	10	0
Paramus Boro	16	16				0	0
Park Ridge Boro	37	37				8	5
Ramsey Boro	50	18			32	3	9
Ridgefield Boro	14	6	8			0	2
Ridgefield Park Vil.	0					16	0
Ridgewood Vil.	10	8	2			0	6
River Edge Boro	20	20				6	3
River Vale Twp.	19	9			10	0	0
Rochelle Park Twp.	4	4				0	0
Rockleigh Boro	1	1				0	0
Rutherford Boro	4	2	2			0	2
Saddle Brook Twp.	9	5	4			2	0
Saddle River Boro	38	38				10	2
South Hackensack Twp.	8		8			3	2
Teaneck Twp.	30	20			10	1	4
Tenafly Boro	10	10				8	8
Teterboro Boro	0					0	0
Upper Saddle River Boro	22	22				5	12
Waldwick Boro	4	4				1	0
Wallington Boro	26		20		6	3	5
Washington Twp.	56	56				0	1
Westwood Boro	94	11			83	6	3
Woodcliff Lake Boro	5	5				1	3
Wood-Ridge Boro	1	1				3	0
Wyckoff Twp.	70	59			11	4	0
Total	3,838	1,429	248	41	2,120	389	319

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BURLINGTON COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
Bass River Twp.	3	3				1	1
Beverly City	4	4				0	0
Bordentown City	2	2				0	2
Bordentown Twp.	8	8				0	2
Burlington City	32	32				2	5
Burlington Twp.	35	35				0	0
Chesterfield Twp.	16	16				0	0
Cinnaminson Twp.	47	34			13	2	1
Delanco Twp.	1	1				0	0
Delran Twp.	23	23				1	3
Eastampton Twp.	100	90			10	1	0
Edgewater Park Twp.	7	7				0	0
Evesham Twp.	699	414		11	274	4	6
Fieldsboro Boro	1	1				0	2
Florence Twp.	17	17				2	0
Hainesport Twp.	37	37				0	1
Lumberton Twp.	220	220				2	3
Mansfield Twp.	161	161				0	0
Maple Shade Twp.	12	12				7	2
Medford Twp.	164	164				4	4
Medford Lakes Boro	0					0	0
Moorestown Twp.	88	88				0	0
Mount Holly Twp.	294	44			250	0	0
Mount Laurel Twp.	706	218			488	0	3
New Hanover Twp.	4	4				0	0
North Hanover Twp.	35	35				0	0
Palmyra Boro	2	2				2	1
Pemberton Boro	0					0	0
Pemberton Twp.	76	76				4	9
Riverside Twp.	20	16	4			0	0
Riverton Boro	4	4				0	0
Shamong Twp.	92	92				0	0
Southampton Twp.	38	38				3	0
Springfield Twp.	34	34				0	1
Tabernacle Twp.	35	35				1	0
Washington Twp.	3	3				1	0

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BURLINGTON COUNTY MUNICIPALITIES: 1988 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
Westampton Twp.	120	120				0	4
Willingboro Twp.	17	17				5	3
Woodland Twp.	12	12				0	0
Wrightstown Boro	0					0	4
Total	3,169	2,119	4	11	1,035	42	57

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CAMDEN COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
Audubon Boro	4	4				2	0
Audubon Park Boro	0					0	0
Barrington Boro	6	6				1	1
Belmawr Boro	8	8				0	0
Berlin Boro	26	26				6	0
Berlin Twp.	21	21				3	4
Brooklawn Boro	1	1				0	0
Camden City	0					0	75
Cherry Hill Twp.	171	147	24			0	0
Chesilhurst Boro	4	4				1	0
Clementon Boro	7	7				0	0
Collingswood Boro	1	1				1	5
Gibbsboro Boro	10	10				0	0
Gloucester City	3	3				3	0
Gloucester Twp.	360	354	6			8	8
Haddon Twp.	11	11				0	3
Haddonfield Boro	8	5		3		0	2
Haddon Heights Boro	6	6				2	0
Hi-Nella Boro	0					0	0
Laurel Springs Boro	8	8				0	0
Lawnside Boro	6	6				0	0
Lindenwold Boro	112	112				3	2
Magnolia Boro	9	9				0	1
Merchantville Boro	2	2				0	2
Mount Ephraim Boro	0					0	0
Oaklyn Boro	2	2				0	0
Pennsauken Twp.	36	36				5	5
Pine Hill Boro	16	16				0	1
Pine Valley Boro	1	1				0	0
Runnemede Boro	14	14				0	3
Somerdale Boro	11	11				1	1
Stratford Boro	4	4				0	0
Tavistock Boro	0					0	0
Voorhees Twp.	376	338	2	4	32	3	5
Waterford Twp.	62	62				0	0
Winslow Twp.	681	543			138	17	9
Woodlynne Boro	0					0	0
Total	1,987	1,778	32	7	170	55	127

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CAPE MAY COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1987	1988
Avalon Borough	123	73	26	24		39	53
Cape May City	26	8	6		12	3	2
Cape May Point Boro	13	13				0	0
Dennis Twp.	78	78				2	0
Lower Twp.	395	226	6	4	159	8	16
Middle Twp.	181	177		4		8	0
North Wildwood City	38	6	18		14	11	0
Ocean City	363	37	326			260	156
Sea Isle City	207	15	192			58	29
Stone Harbor Boro	26	22	4			7	11
Upper Twp.	185	185				1	0
West Cape May Boro	8	8				0	0
West Wildwood Boro	12	10	2			4	5
Wildwood City	19	1	6	12		33	124
Wildwood Crest Boro	14	10	4			0	10
Woodbine Boro	2	2				0	1
Total	1,690	871	590	44	185	434	407

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CUMBERLAND COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Bridgeton City	1	1				0	0
Commercial Twp.	7	7				5	1
Deerfield Twp.	32	32				0	1
Downe Twp.	2	2				0	2
Fairfield Twp.	22	22				2	2
Greenwich Twp.	4	4				0	0
Hopewell Twp.	18	18				0	0
Lawrence Twp.	13	13				0	0
Maurice River Twp.	21	21				2	0
Millville City	165	163	2			3	3
Shiloh Boro	0					0	0
Stow Creek Twp.	4	4				0	0
Upper Deerfield Twp.	37	37				0	0
Vineland City	305	271	34			25	4
Total	631	595	36	0	0	37	13

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
ESSEX COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Belleville Twp.	17		8		9	10	8
Bloomfield Twp.	20	6			14	7	1
Caldwell Boro Twp.	45	5	4	36		0	0
Cedar Grove Twp.	15	15				1	0
East Orange City	98	20	2		76	11	13
Essex Fells Twp.	7	7				2	0
Fairfield Twp.	5	5				4	3
Glen Ridge Twp.	0					0	1
Irvington Twp.	72	66	6			30	36
Livingston Twp.	33	33				5	0
Maplewood Twp.	139	25			114	4	4
Millburn Twp.	2		2			1	1
Montclair Twp.	135	49	2		84	0	0
Newark City	323	79	2	20	222	586	343
North Caldwell Twp.	36	36				0	1
Nutley Twp.	22	20	2			8	2
Orange City Twp.	27	7	4		16	1	0
Roseland Boro	1	1				1	0
South Orange Vil. Twp.	1	1				3	5
Verona Boro Twp.	8	8				0	0
West Caldwell Twp.	3	3				0	18
West Orange Twp.	130	28			102	1	6
Total	1,139	414	32	56	637	675	442

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
GLOUCESTER COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDNETIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Clayton Boro	24	24				1	3
Deptford Twp.	234	234				2	16
East Greenwich Twp.	63	63				0	0
Elk Twp.	9	9				0	1
Franklin Twp.	99	99				2	8
Glassboro Boro	357	313	12		32	2	2
Greenwich Twp.	9	9				0	0
Harrison Twp.	129	129				2	6
Logan Twp.	128	128				0	0
Mantua Twp.	203	129			74	3	3
Monroe Twp.	357	357				6	6
National Park Boro	9	9				1	3
Newfield Boro	9	9				0	0
Paulsboro Boro	18	18				2	2
Pitman Boro	11	11				2	4
South Harrison Twp.	42	42				0	0
Swedesboro Boro	5	5				0	0
Washington Twp.	925	589			336	0	2
Wenonah Boro	10	10				0	0
West Deptford Twp.	144	144				7	4
Westville Boro	4	4				0	0
Woodbury City	31	9	22			0	1
Woodbury Heights Boro	2	2				0	0
Woolwich Twp.	26	26				1	0
Total	2,848	2,372	34	0	442	31	61

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
HUDSON COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Bayonne City	11	3	8			11	0
East Newark Boro	0					0	0
Guttenburg Town	20		20			4	13
Harrison Town	12		6	6		6	11
Hoboken City	80		2	3	75	10	4
Jersey City	392	38	142	8	204	90	49
Kearny Town	9	5	4			0	1
North Bergen Twp.	363	12	54		297	10	25
Secaucus Town	90	6			84	5	4
Union City	104		104			0	0
Weehawken Twp.	10	10				0	0
West New York Town	43		22		21	2	0
Total	1,134	74	362	17	681	138	107

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
HUNTERDON COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Alexandria Twp.	27	27				0	0
Bethlehem Twp.	27	27				0	0
Bloomsbury Boro	19	19				1	2
Califon Boro	2	2				0	0
Clinton Town	0					0	0
Clinton Twp.	42	42				5	7
Delaware Twp.	33	33				0	0
East Amwell Twp.	22	22				0	2
Flemington Boro	1	1				0	0
Franklin Twp.	18	18				0	0
Frenchtown Boro	0					0	0
Glen Gardner Boro	2	2				0	0
Hampton Boro	3	3				0	0
High Bridge Boro	3	3				0	0
Holland Twp.	50	22		8	20	1	0
Kingwood Twp.	30	30				0	0
Lambertville City	62	62				0	0
Lebanon Boro	5	5				0	0
Lebanon Twp.	27	27				0	0
Milford Boro	3	3				0	0
Raritan Twp.	219	156			63	0	1
Readington Twp.	54	54				1	0
Stockton Boro	0					0	0
Tewksbury Twp.	24	24				0	0
Union Twp.	15	15				1	0
West Amwell Twp.	13	13				0	0
Total	701	610	0	8	83	9	12

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MERCER COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
East Windsor Twp.	5	5				9	0
Ewing Twp.	22	22				1	0
Hamilton Twp.	364	168			196	7	8
Hightstown Boro	3	3				0	3
Hopewell Boro	6	6				0	0
Hopewell Twp.	66	66				6	0
Lawrence Twp.	172	172				3	3
Pennington Boro	11	11				0	0
Princeton Boro	3	3				0	0
Princeton Twp.	305	150			155	0	0
Trenton City	5	5				32	1
Washington Twp.	101	101				2	0
West Windsor Twp.	240	240				2	2
Total	1,303	952	0	0	351	62	17

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MIDDLESEX COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Carteret Boro	25	25				0	9
Cranbury Twp.	18	18				1	0
Dunellen Boro	8	8				0	0
East Brunswick Twp.	247	231			16	3	4
Edison Twp.	356	174			182	0	2
Helmetta Boro	0					0	0
Highland Park Boro	12	12				2	4
Jamesburg Borough	52	52				1	0
Metuchen Boro	15	13	2			0	3
Middlesex Boro	22	20	2			1	1
Milltown Boro	4	4				0	2
Monroe Township	433	377	16	40		0	0
New Brunswick City	507	247			260	23	13
North Brunswick Twp.	689	303	4		382	0	0
Old Bridge Twp.	151	151				3	8
Perth Amboy City	12	12				6	4
Piscataway Twp.	180	140			40	5	6
Plainsboro Twp.	112	112				0	2
Sayreville Boro	243	101			142	1	2
South Amboy City	7	5	2			0	0
South Brunswick Twp.	515	503			12	0	3
South Plainfield Boro	53	39	14			1	2
South River Boro	18	18				1	0
Spotswood Boro	15	15				0	2
Woodbridge Twp.	51	35			16	0	14
Total	3,745	2,615	40	40	1,050	47	81

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Aberdeen Twp.	76	76				2	5
Allenhurst Boro	0					0	4
Allentown Boro	0					6	0
Asbury Park City	4	2	2			0	16
Atlantic Highlands Boro	6	6				1	0
Avon-by-the-Sea Boro	0					0	0
Belmar Boro	23	17	6			0	14
Bradley Beach Boro	79	1		12	66	0	19
Brielle Boro	8	8				0	1
Colts Neck Twp.	34	34				6	0
Deal Boro	10	10				0	0
Eatontown Boro	57	57				3	1
Englishtown Boro	1	1				0	0
Fair Haven Boro	8	8				0	2
Farmingdale Boro	9	7	2			0	0
Freehold Boro	10	10				9	14
Freehold Twp.	193	121			72	8	9
Hazlet Twp.	32	32				10	5
Highlands Boro	40	40				0	0
Holmdel Twp.	37	37				1	8
Howell Twp.	352	352				28	18
Interlaken Boro	0					0	0
Keansburg Boro	31	22			9	20	21
Keyport Boro	62	25	6		31	3	5
Little Silver Boro	7	7				0	0
Loch Arbour Vil.	0					0	0
Long Branch City	72	18	2	28	24	30	16
Manalapan Twp.	301	301				6	12
Manasquan Boro	15	15				2	3
Marlboro Twp.	127	127				9	6
Matawan Boro	54	52	2			0	2
Middletown Twp.	57	57				3	3
Millstone Twp.	106	106				2	4
Monmouth beach Boro	11	11				3	1
Neptune Twp.	83	83				4	0
Neptune City Boro	17	17				0	1

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1988 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Ocean Twp.	85	85				3	1
Oceanport Boro	25	23	2			0	0
Red Bank Boro	5	5				3	43
Roosevelt Boro	2	2				0	0
Rumson Boro	13	13				2	7
Sea Bright Boro	14				14	0	0
Sea Girt Boro	9	9				2	8
Shrewsbury Boro	8	8				0	0
Shrewsbury Twp.	0					0	0
South Belmar Boro	13	4			9	5	0
Spring Lake Boro	14	14				2	4
Spring Lake Heights Boro	3	3				0	0
Tinton Falls Boro	209	209				4	6
Union Beach Boro	16	16				0	0
Upper Freehold Twp.	53	53				0	0
Wall Twp.	237	181			56	6	10
West Long Branch Boro	7	7				0	0
Total	2,635	2,292	22	40	281	183	269

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MORRIS COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Boonton Town	40	36	4			5	0
Boonton Twp.	12	12				0	0
Butler Boro	3	3				0	0
Chatham Boro	6	6				0	9
Chatham Twp.	124	108			16	1	0
Chester Boro	14	10	4			0	0
Chester Twp	54	54				3	3
Denville Twp.	28	26	2			0	4
Dover Town	36	20			16	0	0
East Hanover Twp.	3	3				4	1
Florham Park Boro	13	13				2	2
Hanover Twp.	31	31				3	2
Harding Twp.	20	20				5	1
Jefferson Twp.	68	68				1	6
Kinnelon Boro	26	26				3	0
Lincoln Park Boro	44	44				6	7
Madison Boro	75	69	6			3	2
Mendham Boro	11	11				0	0
Mendham Twp.	24	24				0	0
Mine Hill Twp.	59	59				0	3
Montville Twp.	273	117			156	14	5
Morris Twp.	51	37			14	1	7
Morris Plains Boro	3	3				0	1
Morristown Town	5	5				8	1
Mountain Lakes Boro	2	2				0	0
Mount Arlington Boro	6	6				0	1
Mount Olive Twp.	67	67				2	3
Netcong Boro	0					0	0
Parsippany-Troy Hills Twp.	67	67				5	2
Passaic Twp.	24	7	2	15		1	0
Pequannock Twp.	3	3				0	0
Randolph Twp.	88	86	2			0	1
Riverdale Boro	2	2				0	0
Rockaway Boro	25	20			5	1	2
Rockaway Twp.	87	87				0	8
Roxbury Twp.	53	46			7	-	9

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MORRIS COUNTY MUNICIPALITIES: 1988 (Con't)

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Victory Gardens Boro	36				36	0	0
Washington Twp.	105	61			44	1	2
Wharton Boro	12	8	4			0	0
Total	1,600	1,267	24	15	294	73	82

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
OCEAN COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Barnegat Twp.	261	261				3	5
Barnegat Light Boro	8	8				15	9
Bay Head Boro	7	7				5	4
Beach Haven Boro	20	20				16	10
Beachwood Boro	36	36				0	4
Berkeley Twp.	578	474			104	0	0
Brick Twp.	507	507				21	20
Dover Twp.	579	483	4		92	58	59
Eagleswood Twp.	7	7				7	1
Harver Cedars Boro	11	11				18	6
Island Heights Boro	13	13				0	0
Jackson Twp.	568	483			85	18	11
Lacey Twp.	225	225				5	7
Lakehurst Boro	2	2				1	2
Lakewood Township	492	171	20	8	293	6	6
Lavallette Boro	9	9				13	8
Little Egg Harbor Twp.	350	211		4	135	6	3
Long Beach Twp.	74	74				31	6
Manchester Twp.	780	400			380	0	2
Mantoloking Boro	9	9				2	1
Ocean Twp.	97	97				2	6
Ocean Gate Boro	5	5				0	0
Pine Beach Boro	14	14				0	0
Plumsted Twp.	45	45				3	2
Point Pleasant Boro	43	31			12	20	18
Point Pleasant Beach Boro	5	5				5	2
Seaside Heights Boro	11	7	4			1	0
Seaside Park Boro	12	10	2			5	7
Ship Bottom Boro	12	12				9	4
South Toms River Boro	8	8				1	0
Stafford Twp.	125	89			36	7	9
Surf City Boro	14	14				14	9
Tuckerton Boro	95	95				4	4
Total	5,022	3,843	30	12	1,137	296	225

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS

PASSAIC COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Bloomingdale Boro	17	17				0	3
Clifton City	49	21	10	8	10	2	10
Haledon Boro	9	9				0	0
Hawthorne Boro	23	15	8			8	3
Little Falls Twp.	73	3			70	16	2
North Haledon Boro	9	9				0	2
Passaic City	48	2	4		42	12	13
Paterson City	386	23	20		343	37	25
Pompton Lakes Boro	3	3				0	0
Prospect Park Boro	0					0	0
Ringwood Boro	23	23				0	2
Totowa Boro	5	5				10	0
Wanaque Boro	11	11				0	6
Wayne Twp.	235	127			108	10	10
West Milford Twp.	106	106				13	2
West Paterson Boro	115	111	4			3	1
Total	1,112	485	46	8	573	111	79

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
SALEM COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Alloway Twp.	22	22				0	0
Carneys Point Twp.	30	18			12	0	1
Elmer Boro	1	1				0	1
Elsinboro Twp.	1	1				0	0
Lower Alloways Creek Twp.	18	18				0	0
Mannington Twp.	4	4				0	0
Oldmans Twp.	7	7				0	1
Penns Grove Boro	5	5				4	6
Pennsville Twp.	27	27				5	2
Pilesgrove Twp.	32	32				1	0
Pittsgrove Twp.	58	58				2	2
Quinton Twp.	10	10				0	0
Salem City	2	2				0	0
Upper Pittsgrove Twp.	23	23				0	1
Woodstown Borough	1	1				0	0
Total	241	229	0	0	12	12	14

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
SOMERSET COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Bedminster Twp.	295	269			26	2	3
Bernards Twp.	257	189	46		22	0	2
Bernardsville Boro	10	10				0	2
Bound Brook Boro	9	7	2			1	1
Branchburg Twp.	120	120				1	0
Bridgewater Twp.	336	336				2	0
Far Hills Boro	1	1				0	2
Franklin Twp.	645	637	8			7	8
Green Brook Twp.	5	5				6	4
Hillsborough Twp.	283	247			36	3	9
Manville Boro	4	4				1	0
Millstone Boro	0					0	0
Montgomery Twp.	73	73				5	3
North Plainfield Boro	26	22	4			0	0
Peapack-Gladstone Boro	2	2				0	1
Raritan Boro	9	7	2			0	3
Rocky Hill Boro	3	3				0	0
Somerville Boro	6	4	2			3	4
South Bound Brook Boro	3	3				2	0
Warren Twp.	46	46				6	7
Watchung Boro	9	9				1	1
Total	2,142	1,994	64	0	84	40	50

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
SUSSEX COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Andover Boro	2	2				0	0
Andover Twp.	28	28				0	0
Branchville Boro	4	4				0	0
Byram Twp.	29	29				0	0
Frankford Twp.	37	37				2	3
Franklin Boro	7	7				0	0
Fredon Twp.	24	24				0	1
Green Twp.	20	20				0	0
Hamburg Boro	172	115			57	0	0
Hampton Twp.	131	131				7	1
Hardyston Twp.	62	62				0	0
Hopatcong Boro	39	39				3	7
Lafayette Twp.	13	13				0	2
Montague Twp.	63	47	16			0	0
Newton Town	120	20			100	0	0
Ogdensburg Boro	4	2	2			0	0
Sandyston Twp.	20	20				0	0
Sparta Twp.	77	77				1	1
Stanhope Boro	10	10				0	0
Stillwater Twp.	25	25				1	0
Sussex Boro	9	9				0	0
Vernon Twp.	374	318	2		54	3	2
Walpack Twp.	0					0	0
Wantage Twp.	98	98				2	0
Total	1,368	1,137	20	0	211	19	17

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
UNION COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Berkeley Heights Twp.	59	59				2	0
Clark Twp.	39	39				3	2
Cranford Twp.	4	4				0	2
Elizabeth City	111	14	18		79	26	26
Fanwood Boro	1	1				2	3
Garwood Boro	3	3				1	2
Hillside Twp.	12	4	8			2	3
Kenilworth Boro	6	2	4			1	1
Linden City	39	9	22		8	7	11
Mountainside Boro	3	3				0	0
New Providence Boro	9	1			8	0	0
Plainfield City	8	6	2			11	15
Rahway City	6	6				5	3
Roselle Boro	34	2	18		14	4	8
Roselle Park Boro	0					3	0
Scotch Plains Twp.	94	54			40	4	7
Springfield Twp.	93	93				0	0
Summit City	6	4	2			13	6
Union Twp.	47	37	10			7	10
Westfield Town	6	6				3	2
Winfield Twp.	0					0	0
Total	580	347	84	0	149	94	101

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
WARREN COUNTY MUNICIPALITIES: 1988

	DWELLING UNITS AUTHORIZED					RESIDENTIAL DEMOLITIONS	
	Total	Single Family	Two Family	3 or 4 Family	5 or more Family	1987	1988
Allamuchy Twp.	128	128				1	0
Alpha Boro	1	1				0	0
Belvidere Town	14	14				0	0
Blairstown Twp.	26	26				0	0
Franklin Twp.	5	5				0	0
Frelinghuysen Twp.	15	15				0	0
Greenwich Twp.	14	14				0	0
Hackettstown Town	7	7				0	0
Hardwick Twp.	7	7				0	0
Harmony Twp.	11	11				0	0
Hope Township	9	9				0	0
Independence Twp.	169	169				0	0
Knowlton Twp.	26	26				0	0
Liberty Twp.	28	28				0	0
Lopatcong Twp.	2	2				0	0
Mansfield Twp.	11	11				0	2
Oxford Twp.	57	49			8	0	0
Pahaquarry Twp.	0					0	0
Phillipsburg Town	5	5				2	0
Pohatcong Twp.	4	4				0	0
Washington Boro	4	4				0	0
Washington Twp.	83	83				0	0
White Twp.	20	20				0	0
Total	646	638	0	0	8	3	2

TABLE 15
CONVERSIONS BY MUNICIPALITY: 1988

County	Municipality	Dwelling Units
Hudson	Hoboken City	+ 21
	Jersey City	+ 232
	North Bergen	+ 30
Mercer	Trenton City	+ 3

NOTE: Due to a change in formal reporting procedures in 1987, data on conversions are incomplete. Only conversions resulting in the addition of dwelling units were reported by some municipal builing inspectors. Not all building inspectors reported conversions and no inspectors reported conversions which resulted in a decrease in the number of units.

SECTION III

New Jersey Non-Residential Building Permits

NEW JERSEY NON-RESIDENTIAL BUILDING PERMITS

Just over 5,500 new non-residential buildings were authorized for construction in New Jersey in 1988. This represented a 4.2 percent increase over the previous year. As was the case in most other years, the two types of non-residential construction with the most activity were stores and customer services buildings (755) and offices, banks and professional buildings (586) followed by industrial buildings (320). Although the total number of non-residential buildings authorized increased over the year, two of these three major types of non-residential construction declined from their 1987 totals -- the number of stores and customer services buildings planned increased by 14.1 percent from 1987 to 1988.

Table 16
NONRESIDENTIAL CONSTRUCTION
New Jersey: 1978 - 1988

Year	Buildings	Estimated Cost (000's)
1978	3,584	$733,586
1979	3,751	946,219
1980	3,434	1,091,261
1981	3,126	1,073,860
1982	3,630	1,156,442
1983	3,340	1,107,987
1984	4,099	1,189,210
1985	4,380	1,547,208
1986	4,469	1,380,470
1987	5,294	1,489,584
1988	5,515	1,465,160

Source: Division of Labor Market and Demographic Research, Office of Policy and Planning, New Jersey Department of Labor.

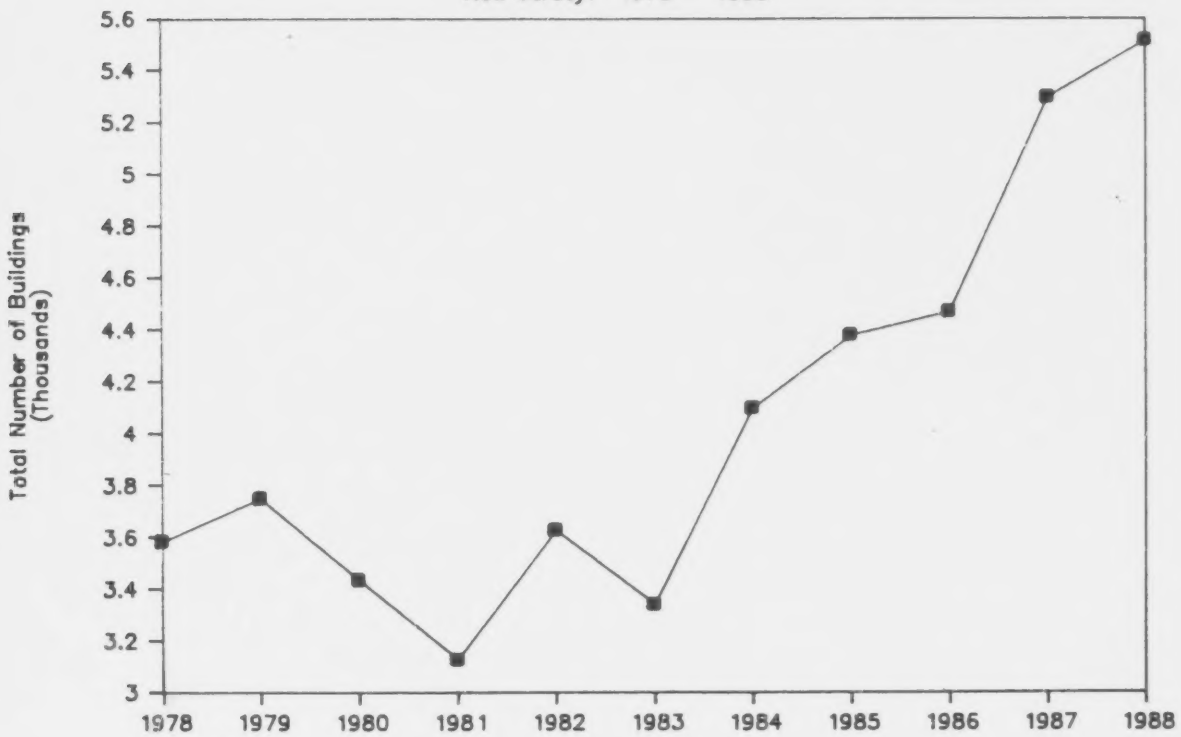
Geographically, Ocean County led the state in the number of non-residential buildings authorized for construction in 1988 as it did in the number of residential units authorized. Over 660 new non-residential buildings were authorized by building permits in Ocean County in 1988, followed by Somerset County with 501 buildings authorized and Monmouth County with 426 buildings authorized.

Of the 664 new non-residential buildings authorized for construction in Ocean County in 1988, 8.1 percent were stores and customer services, 4.5 percent were amusement, social and recreational, 4.4 percent were industrial and 3.5 percent were offices, banks and professional (76.0% fell under the category "other non-residential buildings). In Somerset County, industrial, stores and customer services and offices, banks and professional buildings combined to comprise 50 percent of that county's total planned non-residential buildings. Non-residential building activity is detailed in Tables 17 through 20.

GRAPH 6

NONRESIDENTIAL BUILDING PERMITS

New Jersey: 1978 – 1988



SECTION IV

New Jersey Non-Residential Building Permits

Statistical Section

Table 17
NONRESIDENTIAL CONSTRUCTION BY TYPE
NEW JERSEY: 1987 & 1988

	1987		1988	
	Number of Buildings	Estimated Cost (000's)	Number of Buildings	Estimated Cost (000's)
Amusement, Social & Recreational	99	24,269	119	38,703
Churches & Other Religious	53	25,713	56	24,673
Industrial	345	232,373	320	154,773
Parking Garages*	43	69,227	22	19,151
Service Stations	86	13,356	76	12,842
Hospitals & Institutional	37	67,607	39	101,894
Offices, Banks & Professional	696	658,839	586	517,517
Public Works & Utilities	93	32,257	109	60,261
Schools & Educational	76	43,597	85	122,343
Stores & Customer Services	679	242,655	775	310,399
Other Nonresidential Buildings	3,087	79,690	3,328	102,604
Structures Other Than Buildings**	6,296	108,252	6,766	100,955
Total	11,590	$1,597,835	12,281	$1,566,116

NOTES: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the differences between costs of construction and selling prices.

* Open to the public.

** Structures other than buildings include non-building recreational facility construction and harbor and port facility construction such as: outdoor swimming pools, marinas, outdoor stadiums, parks, outdoor theaters, boardwalks, wharves and docks.

TABLE 18
NONRESIDENTIAL CONSTRUCTION BY COUNTY
1987 & 1988

	1987		1988	
	Number of Buildings	Estimated Cost (000's)	Number of Buildings	Estimated Cost (000's)
ATLANTIC	269	54,939	263	38,843
BERGEN	299	142,459	334	80,157
BURLINGTON	355	46,973	381	78,871
CAMDEN	322	65,766	235	62,634
CAPE MAY	217	16,855	191	27,000
CUMBERLAND	134	16,994	167	15,314
ESSEX	146	57,986	113	63,362
GLOUCESTER	314	38,221	368	84,551
HUDSON	71	217,994	58	48,600
HUNTERDON	254	23,649	273	29,004
MERCER	256	80,899	218	147,278
MIDDLESEX	340	169,312	365	134,279
MONMOUTH	488	101,424	426	152,276
MORRIS	318	135,465	311	148,088
OCEAN	655	78,644	664	78,796
PASSAIC	93	40,147	94	38,080
SALEM	143	19,172	156	19,198
SOMERSET	282	126,113	501	66,212
SUSSEX	155	5,855	214	18,999
UNION	129	38,039	107	108,440
WARREN	54	12,677	75	25,178
TOTAL	5,294	$1,489,584	5,515	$1,465,160

NOTE: Does not include "structures other than buildings".

TABLE 19
NONRESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
1988

	TOTAL BUILDINGS AUTHORIZED										
COUNTY	AMUSMENT, SOCIAL & RECREAT.	CHURCHES & OTHER RELIGIOUS	INDUSTRIAL	PARKING GARAGES	SERV. STA. & REPAIR GARAGES	HOSPITALS AND INSTTTUTION.	OFFICES, BANKS & PROFESION.	PUBLIC WORKS & UTILITIES	SCHOOLS & OTHER EDUCATION.	STORES & CUST. SERVICES	OTHER NONRES. BUILDING
NEW JERSEY	119	56	320	22	76	39	586	109	85	775	3,328
ATLANTIC	16		15		1		21	1	1	56	152
BERGEN	6	6	23	5	7	3	49	4	2	39	190
BURLINGTON	4	4	12		8	4	32	4		49	264
CAMDEN	2	4	12		7	1	35	9	8	27	131
CAPE MAY	2	1	2			2	16	3	2	19	144
CUMBERLAND		1	28		1		7		1	8	121
ESSEX	4	4	15	3	2	1	21	3	2	11	47
GLOUCESTER	3	3	22	2	6	1	51		18	73	189
HUDSON	2	3	18	1		1	6	1	1	20	5
HUNTERDON	13	3	2		4	1	25	8	1	20	196
MERCER	5	4	10			2	39	3	6	38	111
MIDDLESEX	7	5	23		5	3	33	7	12	32	238
MONMOUTH	10	5	19	4	8	9	64	9	13	46	239
MORRIS	6	2	26	1	6		46	22	5	21	176
OCEAN	30	5	29		3	6	23	6	2	54	506
PASSAIC	1		14	2	3	1	21	4		22	26
SALEM	2		14		5	1	6	2	2	4	120
SOMERSET	3		7	3	1	1	53	5	5	192	231
SUSSEX	2	3	8	1	3		15	13		16	153
UNION		3	17		6	2	16	2	3	13	45
WARREN	1		4				7	3	1	15	44

NOTE: Table 19 will not add to totals in Table 17 due to the omission of "structures other than buildings".

TABLE 20
NONRESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
1988

	ESTIMATED COST OF CONSTRUCTION ($000'S)										
COUNTY	AMUSMENT, SOCIAL & RECREAT.	CHURCHES & OTHER RELIGIOUS	INDUSTRIAL	PARKING GARAGES	SERV. STA. & REPAIR GARAGES	HOSPITALS AND INSTITUTION.	OFFICES, BANKS & PROFESION.	PUBLIC WORKS & UTILITIES	SCHOOLS & OTHER EDUCATION.	STORES & CUST. SERVICES	OTHER NONRES. BUILDINGS
NEW JERSEY	38,702.5	24,673.3	154,773.1	19,150.8	12,842.4	101,894.4	517,516.9	60,260.7	122,342.9	310,399.3	102,604.1
ATLANTIC	4,055.4		568.4		8.0		7,466.9	192.5	7,157.0	13,414.4	5,980.8
BERGEN	1,629.5	2,983.4	8,872.0	10,759.8	2,118.3	411.5	37,140.7	248.8	23.0	12,139.6	3,830.4
BURLINGTON	267.9	865.9	7,031.1		2,266.0	342.6	31,976.9	1,616.6		28,913.6	5,590.9
CAMDEN	222.0	1,936.6	8,019.0		768.3	415.0	13,732.0	4,881.6	5,620.5	15,247.6	11,791.3
CAPE MAY	5,319.5	608.0	192.4			1,915.9	2,416.5	8,248.3	127.0	6,080.3	2,090.5
CUMBERLAND		1,977.0	11,546.5		25.0		496.3		40.0	618.9	636.8
ESSEX	2,391.0	556.2	9,219.7	2,241.1	700.0	720.0	25,839.9	13,931.0	95.0	4,413.5	3,254.4
GLOUCESTER	618.3	270.7	9,086.2	93.5	529.5	1,020.0	10,341.8		31,588.6	27,023.7	3,979.1
HUDSON	1,575.0	988.9	7,821.0	1,900.0		6,151.0	5,890.0	51.7	9,396.8	13,184.1	1,641.5
HUNTERDON	469.0	3,418.0	667.0		409.0	250.0	12,282.6	128.6	6,500.0	2,011.7	2,867.6
MERCER	7,593.0	324.5	12,493.6			850.0	109,787.0	602.1	6,600.0	5,064.7	3,963.2
MIDDLESEX	864.5	2,651.0	10,941.7		708.4	15,220.5	37,027.8	5,609.0	16,353.2	34,274.3	10,628.5
MONMOUTH	887.1	2,010.2	13,091.1	543.0	755.9	28,135.4	46,409.0	2,679.0	19,345.1	28,505.0	9,914.7
MORRIS	959.9	2,200.0	14,049.6	3,000.0	1,626.0		91,251.6	12,278.7	4,458.4	10,267.0	7,997.0
OCEAN	8,665.5	1,330.2	15,441.4		782.2	14,056.0	7,213.8	1,688.1	5,400.0	18,299.5	5,919.8
PASSAIC	720.3		8,937.8	554.2	301.5	2,000.0	15,631.5	306.5		7,799.0	1,829.0
SALEM	765.8		3,017.0		146.2	4,515.5	5,231.5	1,050.0	2,316.5	268.5	1,887.0
SOMERSET	64.8	8.9	5,120.4	41.2	100.0	489.0	34,152.1	661.2	5,032.9	17,973.6	2,567.6
SUSSEX	1,519.5	696.8	2,066.1	18.0	617.0		3,665.3	1,984.0		5,275.5	3,157.1
UNION		1,847.0	3,250.9		981.0	25,400.0	17,829.2	3,525.0	89.0	45,458.0	10,060.0
WARREN	114.4		3,340.0				1,761.3	578.0	2,200.0	14,166.8	3,016.9

NOTES:
1. County totals may not add to state totals due to rounding.
2. Table 20 will not add to totals in Table 17 due to the omission of structures other than buildings.

SECTION V

Technical Notes

TECHNICAL NOTES

SOURCE OF THE DATA

The statistics presented in this report are based on data derived from monthly reports submitted by local building inspectors in all New Jersey municipalities. The New Jersey Department of Labor's Division of Labor Market and Demographic Research cooperates with the U.S. Bureau of the Census in this program.

DEFINITIONS OF TERMS

1. **Dwelling unit (or housing unit):** A house or apartment unit intended for occupancy as a separate living quarters and having either:

   a. a kitchen or cooking facilities,

   or

   b. direct access from the outside through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are included.

2. **Single-family house:** A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. **Two-family house:** A house with two dwelling units. If built side-by-side, they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. **Three- and four-family buildings:** Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. **Five-or-more family buildings:** Each building contains five-or-more housing units having a common basement, heating plant, stairs, water supply and sewerage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. **Publicly-owned housing units:** Includes all housing units owned by federal, state and local governments, public housing authorities, and on military reservations, except barracks.

7. **Additions and alterations:** Includes all additions and alterations to the types of building listed above, including most conversions.

8. **Demolitions:** Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whether privately or publicly owned.

LIMITATIONS OF THE DATA

1. Building permit data reflect **planned** construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the dollar amount of construction involved.

3. Due to a change in collection procedures, data for conversions are incomplete for 1987 and after.

STATE OF NEW JERSEY
DEPARTMENT OF LABOR
LABOR MARKET & DEMOGRAPHIC
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